

P.O. Box 10797
Greenville, SC 29603

FILED
GREENVILLE, S.C.
MAY 3 1 17 PM '83
DONNIE S. TAYLOR
R.M.C.

MORTGAGE

BOOK 1605 PAGE 56

THIS MORTGAGE is made this 2nd day of May 1983, between the Mortgagor, Jerry A. Nunamaker and Ann B. Nunamaker (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five thousand and no/100ths (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013.

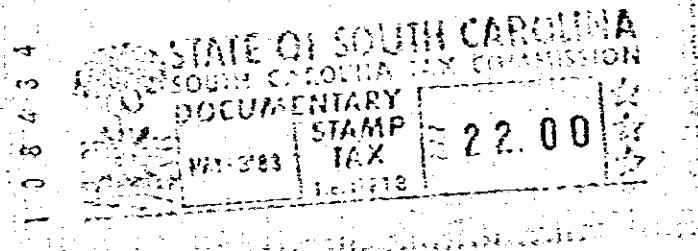
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 147 of BRENTWOOD, SECTION NO. IV, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 5-D, Page 43 and also as shown on a more recent survey prepared by Richard D. Wooten, Jr., dated April 28, 1983, entitled "Property of Jerry A. Nunamaker and Ann B. Nunamaker", recorded in the RMC Office for Greenville County in Plat Book 9-S, Page 28, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Brentwood Way, joint front corner of Lots 146 and 147 and running thence along the common line of said lots, S 17-07 E 235.4 feet to an iron pin in the center of a creek; thence turning and running along the centerline of creek as the line as follows: S 53-24 W 72.13 feet; thence N 64-48 W 52.34 feet to an iron pin; thence turning and running along the common line of Lots 147 and 148, N 17-00 W 221.59 feet to an iron pin on the southern side of Brentwood Way; thence turning and running along said Brentwood Way, N 72-09 E 105.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James Leary Builders, Inc., to be recorded of even date herewith.

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Lot 147, Brentwood Subdivision
which has the address of Lot 147, Brentwood Way, Simpsonville, South Carolina 29681 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.